



## 3 Windsor Drive

, Burton-On-Trent, DE15 9BH

£325,000



SJ are pleased to bring to the market this unique elevated & extended detached bungalow in non estate location benefitting from gas central heating and double glazing. The property has been well maintained and benefits from many upgrades from the current owners. Accommodation comprises of: Entrance hall, lounge, well appointed kitchen/diner, three bedrooms - one with ensuite, utility room, garden cabin and under bungalow store. Externally the property has a raised front lawn and driveway to the front and a low maintenance rear garden. EPC D Council Tax Band D.

This property is not one to be missed! Viewings are a must to appreciate the accommodation on offer!



### Entrance Hall

Accessed via feature glazed front door with doors leading to Lounge, Bathroom, Two Bedrooms and into Kitchen/Diner, coved and textured ceiling with light point, radiator, power point, hatch giving access to loft with loft ladder, boarded with light and power, radiator and eaves storage.

### Lounge 14'7" x 11'1" (4.46m x 3.38m)

uPVC bay window over looking front elevation, gas fire inset feature adam style surround with granite hearth, power points, central heating radiator, coved ceiling with light rose.

### Dining Room 10'11" x 8'11" (3.34m x 2.74m)

With uPVC French Doors leading to the rear garden, wood burner stove on a granite hearth, central heating radiator, coved ceiling with inset spot lights, large opening to Kitchen

### Kitchen 15'2" x 10'3" max (4.63m x 3.14m max)

Contemporary well appointed fitted Kitchen with a range of wall and base units providing storage, square edge worksurfaces with tiled splash, integrated Neff oven with retractable door, integrated Hotpoint combination oven, integrated Hisense electric fan oven, Bosch 5 ring gas hob with extraction fan over, 1.5 bowl stainless steel sink with black glass draining board & swan neck tap with 'InSinkErator' instant hot water tap. Plumbing point for dishwasher and space for fridge freezer. Further island workstation with matching square edge worktop, cupboard space, Zanussi electric induction hob, inset stainless steel sink & chrome mixer tap with Brita water filter. Under unit lights, wine rack, lantern roof lights, inset spot lights, power points, radiator and LVT flooring. uPVC double glazed windows, glazed door leading to utility room. Opening leading through to lower entrance hall.

### Utility 8'7" x 7'3" max (2.64m x 2.21m max)

Fitted with base units, square edged work tops with stainless steel sink and drainer with chrome mixer tap over, plumbing point for washing machine and space for under counter appliance, central heating radiator with trv, inset ceiling spot lights and double glazed patio doors leading to garden.

### Bedroom One 14'0" x 11'0" max (4.27m x 3.36m max)

With uPVC bay window to front elevation, central heating radiator, coved ceiling with light point, power points, inset ceiling spot lights to alcove.

### Bedroom Two 13'1" x 10'6" (4.01m x 3.22m)

uPVC window overlooking rear elevation, built in wardrobes offering ample storage, power points, central heating radiator with trv and coved ceiling with spot lights.

### Bathroom 7'11" x 5'6" (2.43m x 1.70m)

Fitted with white low level flush Wc, basin inset in vanity unit with chrome mixer tap, P shaped bath with curved shower screen, chrome mixer tap & triton electric shower over, mirrored wall cabinet, two wall lights, central heating ladder radiator, shaver point, part tiled walls and tiled floor.

### Hallway

Stairs leading down to lower entrance, ladder central heating radiator, built in storage shelving leading to useful storage cubby hole with power points and space for further fridge freezer. Door leading to bedroom three.

### Bedroom Three 8'6" x 7'9" (2.60m x 2.38m)

Stairway leading to bedroom three, door to ensuite, sliding door to walk in wardrobe, power points, aerial point, radiator with trv, inset spot lights, uPVC window overlooking front elevation and LVT flooring.

### Ensuite 5'4" x 3'10" (1.64m x 1.19m)

Low level wc, vanity basin with chrome mixer waterfall tap over, tiled splash, quadrant shower enclosure with tiled walls and electric shower, shaver point, centrally heated chrome towel radiator, Vent Axia extractor fan, inset spotlights, Velux window, and tiled floor.

### Under Bungalow Store

Accessed via double glazed patio doors with power and light.

### External

#### To the front

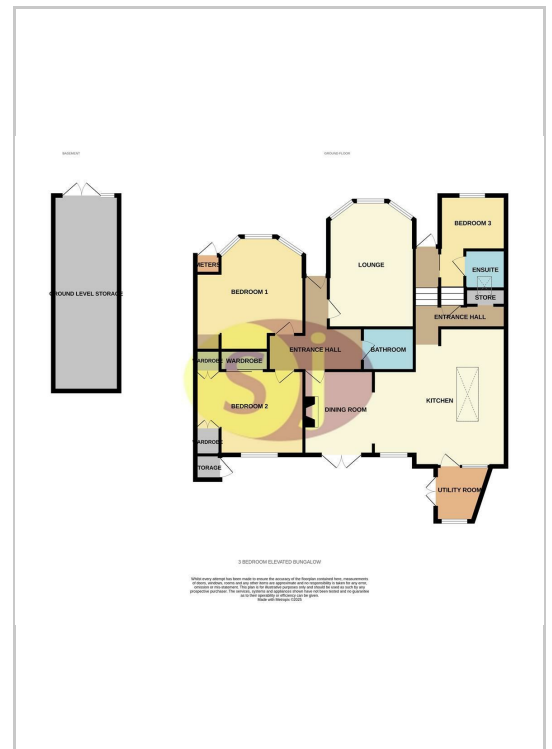
A raised front lawn with hedged boundaries and block paved path leading to front door, a brick built raised planter and door giving access to meter cupboard. Steps leading down to tarmac driveway and doors giving access to under bungalow store with power and light. Security lighting and glass canopy over feature glazed lower entrance door.

#### To the rear

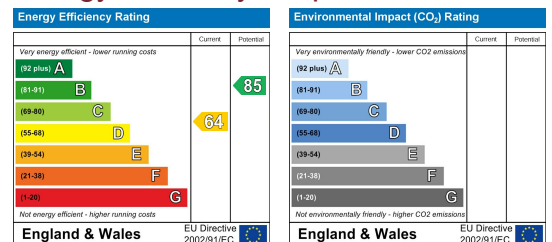
Fully enclosed low maintenance rear garden, paved patio with mature raised borders surrounded by feature brick wall. Further decked area with purpose built cabin/office that has power, lighting and internet access. Security lighting and door leading to store cupboard.



## Floor Plans



## Energy Efficiency Graph



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